

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, July 14, 2015 meeting of the Plan Commission was called to order at 7:00 p.m. by Karl Wellensiek. On call of the roll members present were: Earl Munson, Debra Remington, Jim Etmanczyk, Dave Benforado and Brauna Hartzell. Mark Sundquist was excused. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Public Hearing on special exception permit application to exceed floor area limit 3220 Lake Mendota Drive

Opened the public hearing at 7:01 pm

Jerry Weygandt gave a brief overview of the proposed project to enlarge the master bedroom to make the room wheelchair accessible. The addition is 122 square feet over the lake setback line. Mr. Munson expressed his concern with the project in respect to its encroachment.

Closed the public hearing at 7:09 pm

Public Hearing on conditional use permit application 3220 Lake Mendota Drive for an addition.

Opened the public hearing at 7:10 pm

Mr. Benforado verified that Mr. Weygandt had spoken with his neighbors to the east, west and south.

There were no verbal comments. Mr. Frantz indicated Nate Brand had a written email in favor.

Closed the public hearing at 7:11 pm

Consider action on special exception permit 3220 Lake Mendota Drive

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the special exception permit for 3220 Lake Mendota Drive to increase the square footage over the floor area limit by another 122 square feet.

Voted: 6-0

Passed Unanimously

Consider action on conditional use permit 3220 Lake Mendota Drive

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the conditional use permit at 3220 Lake Mendota Drive with findings.

Mr. Munson stated the proposal does not conform to the lake setback line ordinance and the Board will have to approve a conditional use to approve it.

Mr. Benforado stated the proposal does not conform to the Village's lake setback line ordinance and due to this the Board will need to approve a conditional use because the resident's house is so close to Lake Mendota Drive, has such an extensive back yard in length and the fact that the house to the west is so much closer to the lake, the Plan Commission believes this conditional use is minor.

The Plan Commission agreed to Mr. Benforado's statement.

Voted: 5-1 Mr. Munson opposed

Passed.

Consider approval of change to specific development plan at 700 University Bay Drive as a minor revision converting one three bedroom market rate unit to a one bedroom and efficiency increasing the number of units by one to fifty-five.

Randy Bruce gave a brief background for the proposed change from a three bedroom market rate apartment to a one bedroom and efficiency unit in its place.

Mr. Benforado stated he would like to see the three bedroom unit stay.

Randy Bruce said it would be a substantial cost to convert this unit at a later date to a one bedroom and an efficiency.

The agenda item was removed from further consideration until Paul Lenhart was available to clarify questions raised by the Plan Commission.

No action taken.

Recap of Village Board work session concerning redevelopment and planning in the Village

Mr. Benforado gave a recap from the Board of Trustees retreat. He stated the comprehensive and neighborhood plan still reflect the vision desired by the Village. He stated there would be no moratorium considered; they would like to encourage family friendly and senior housing along University Avenue if possible. They would like to see a mix of units to take care of the H.U.D. agreement with best effort, have adequate public space, obtain green energy development and developer financed T.I.F.

Pre-application presentation and discussion regarding proposed mixed use apartment/office redevelopment of property located at 2801, 2727, 2725 Marshall Court (Stone House Development)

Rich Arneson and Randy Bruce both gave a brief explanation of the plan they are proposing. The project would be done in two phases. Phase 1 would consist of 10,000 square feet of office and three floors of apartments; 36 apartment units and 63 parking stalls. Phase two would be four floors of apartments; 59 apartments and 76 parking stalls. Phase two would have two floors of underground parking. There would potentially be seven three bedroom units between the two phases. Mr. Arneson stated these units could be turned into condominium units in the future if desired.

Preparation and discussion regarding proposed redevelopment of Pyare Square property (Flad Development. Apartments)

John Flad briefly explained the proposed project at the Pyare Square property. There are several easement agreements that have previously taken place during the development of The Lodge. The proposed project would be two apartment buildings, one with 48 units and the other with 46 units and a total of 42 surface parking stalls. John Flad is proposing eight affordable housing units. He stated the T.I.F. would be required to reset to make the economics work. This would require a 27 year blighted T.I.F. that would be self supporting/developer financed, specifically in the amount of \$2,300,000 due to the cost going into the project because of demolition of Pyare Square and the affordable housing agreement.

Steve Hoff stated the water service would be looped as part of the project.

Mr. Benforado suggested continuing to work with McDonalds to see if they could be incorporated in the project. He would also like to see the parcel of land that connects the state crime lab to the back parking lot of the Pyare Square property be kept by the Village through an easement agreement for access to garden homes residents.

John Flad explained there is a lease for five parking stalls in the back parking lot that are along the bike path that would be transferred to Flad Development from Jun Lee.

Discussion and consider possible action on a proposed resolution recommending rezoning of property located at 3310 University Avenue from C-1 (P) Planned Unit Development and approval of General and Specific Development Plan. Mixed use retail and apartments

John Flad displayed the two new renderings/options for the project with the major change of the building being set back twenty feet from University Avenue. The first option had taken the floors down to three stories and the second option was a proposal of four stories. The three story building

would have 26 units of apartments with three of them affordable. The second rendering was a four story building with 38 apartment units with four of them affordable.

Mrs. Remington stated that community space on premise is important and there should be more affordable housing. She also stated she is concerned about selling the Village property on the corner to Flad Development.

Mr. Etmanczyk prefers the three story rendering. He is not concerned about the Village property being sold on the corner. He prefers to see more affordable housing.

Mr. Benforado prefers the four story building. He likes density and believes the project has been responsive to the comprehensive plan.

Mr. Munson likes this particular project for urban living.

Mr. Wellensiek prefers the three story building for size and mass but aesthetically prefers the four story building.

Mr. Frantz stated the Village is not under obligation to re-zone this property if they would prefer to have the Village Hall and the 3310 University Avenue property done at the same time. The Village has not done a detailed analysis of this proposal based on the two new renderings.

Dan Lindstrom, Vierbicher and Associates, stated there is no substantial differences between the new renderings and the old rendering to cause concern.

Mr. Benforado moved and Mr. Munson seconded a motion to recommend to the Board a proposed resolution recommending rezoning of property located at 3310 University Avenue from C-1 (P) Planned Unit Development and approval of General and Specific Development Plan (mixed use retail and apartments) amendment 1A. Include the Vierbicher memo from May 6, 2015 with the exception of the fourth bullet regarding the turn lane be removed. All remaining items on the memo are part of the motion.

Voted: 4-1 Mrs. Remington opposed and Mr. Wellensiek abstained from voting.

Passed.

Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields

No update on the fields but an update on the noise issue coming from the UW Hospital. The Village and the UW Hospital are looking for a solution.

Approve previous meeting minutes

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the May 12, 2015 minutes with changes noted.

Voted: 6-0

Passed unanimously

The meeting was then adjourned at 9:46 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk